

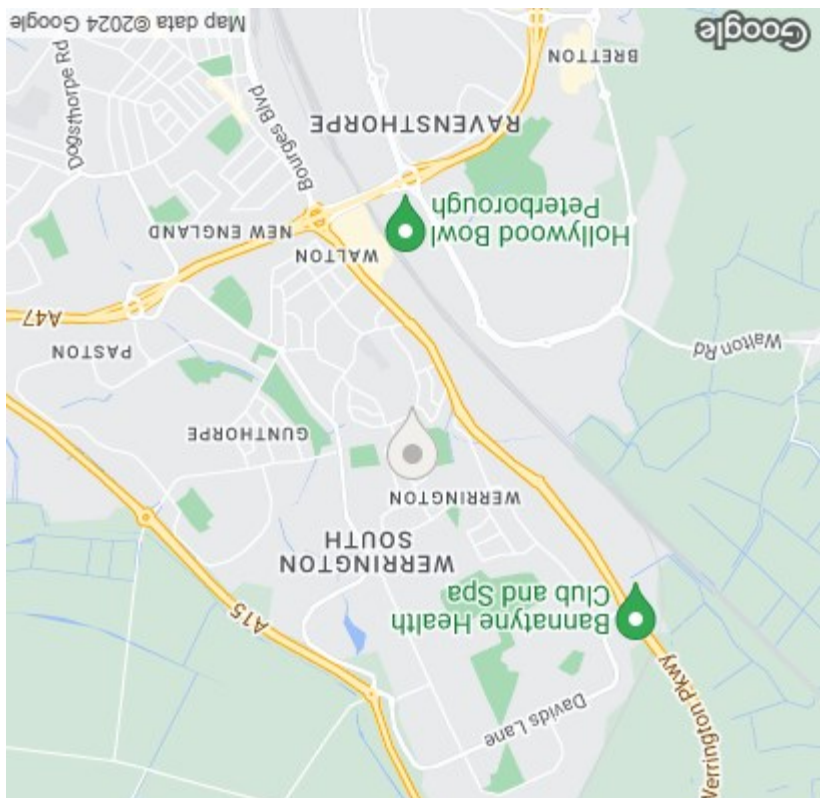
Disclaimers and specific fittings have not been tested. Neither has the Agent checked legal documentation to verify the legal status of the property or the validity of any guarantee. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

PLEASE NOTE: IF THE PROPERTY IS BEING PURCHASED AS BUY TO LET, YOU SHOULD CONSIDER WHETHER SELECTIVE LICENSING IS APPLICABLE. YOU MAY FIND THE FOLLOWING LINK USEFUL- <https://www.peterborough.gov.uk/residents/housing/selective-licensing/selective-licensing-areas/>

Energy Efficiency Rating	
Current	Target
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Any energy efficient - lower rating costs  
 Any energy efficient - lower rating costs  
 Any energy efficient - higher rating costs

Energy Efficiency Graph



Area Map

Please contact our City & County Estate Agents - Peterborough Office on 01733 563965 if you wish to arrange a viewing appointment for this property or require further information.

Viewing



Floor Plan



Arundel Road  
 Peterborough, PE4 6JH

Guide Price £220,000 - Freehold , Tax Band - A





## Arundel Road

Peterborough, PE4 6JH

**\*\*GUIDE PRICE £220,000 - £230,000\*\*** City and County are pleased to market this spacious, three-bedroom semi-detached property located in Gunthorpe, Peterborough. Offering easy access to local schooling, transport links and amenities, this property is the ideal family home.

Briefly comprising, an entrance hall, good sized lounge/diner, and a kitchen that is fitted with a matching range of base and eye level units with space for a washing machine, and a fridge/freezer. There is also an integrated oven with a four-ring electric hob. Downstairs cloakroom and a separate storage/utility room. Upstairs benefits from three bedrooms, two doubles, and one single. The family bathroom is fitted with a three-piece suite comprising a WC, a wash hand basin and a bath with a shower over. To the rear, there is a private enclosed garden which is mainly laid to lawn, and three large storage sheds. To the front of the property, there is a garden which is laid to lawn and on street parking.

### Entrance Hall

5'2" x 5'8"

### Lounge/Diner

19'1" x 11'8"

### Kitchen

12'4" x 7'11"

### Hallway

4'8" x 2'11"

### WC

4'8" x 2'11"

### Utility Room

9'7" x 4'10"

### Landing

3'9" x 9'3"

### Master Bedroom

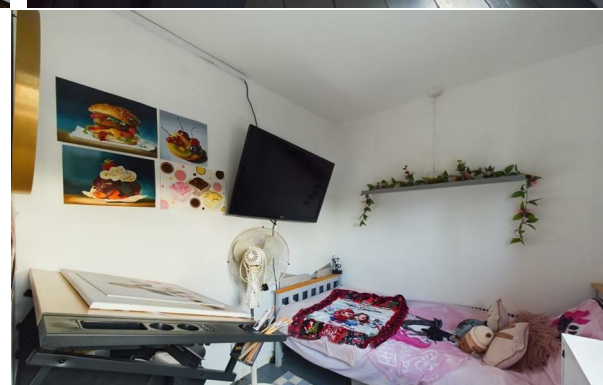
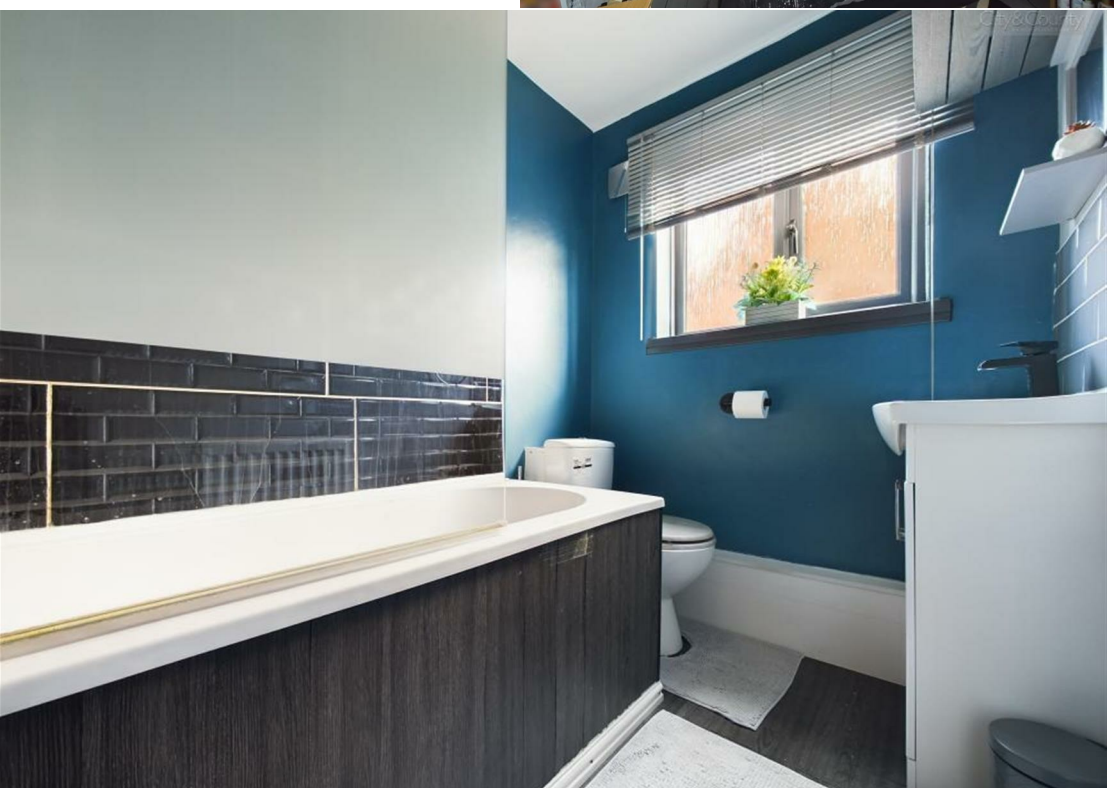
15'1" x 9'0"

### Hallway

5'11" x 2'9"

### Bedroom Two

9'7" x 10'9"



### Bedroom Three

6'10" x 11'8"

### Bathroom

5'2" x 7'6"

### EPC - C

79/84

### Tenure - Freehold

### IMPORTANT LEGAL INFORMATION

#### Material Information

Property construction: Standard form  
Electricity supply: Mains electricity  
Solar Panels: Yes  
Other electricity sources: No  
Water supply: Mains Water Supply  
Sewerage: Mains  
Heating: Gas Central Heating  
Heating features: None  
Broadband: up to 1000 Mbps  
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent

Parking: On Street  
Building safety issues: No  
Restrictions - Listed Building: No  
Restrictions - Conservation Area: No  
Restrictions - Tree Preservation Orders: No  
Public right of way: No  
Long-term flood risk: No  
Coastal erosion risk: No  
Planning permission issues: No  
Accessibility and adaptations: Non  
Coal mining area: No  
Non-coal mining area: No  
Energy Performance rating: C (potential rating is B)

All information is provided without warranty.

The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

